

**Minutes**  
**Town of Lake Park, Florida**  
**Town Commission Meeting**  
**May 19, 2004 p.m.**  
**Town Commission Chambers, 535 Park Avenue**

The Town Commission met for the purpose of a Regular Town Commission Meeting on Wednesday, May 19, 2004 at 7:30 p.m. Present were Mayor Castro, Vice-Mayor Balias, Commissioners Carey, Daly and Garretson. Town Manager, Doug Drymon, Town Attorney Thomas Baird and Town Clerk Carol Simpkins.

Mayor Castro called the Meeting to order at 7:30 p.m.  
Bishop Granger from Mount Calvary Baptist Church gave the Invocation.  
Vice-Mayor Balias led the Pledge of Allegiance.  
Deputy Town Clerk Stephanie Thomas performed the Roll Call.

**ADDITIONS/DELETIONS**

**MOTION:** A motion was made by Vice Mayor Balias to approve the Agenda.  
Commissioner Daly made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Vice Mayor Balias	X		
Commissioner Daly	X		
Commissioner Carey	X		
Commissioner Garretson	X		
Mayor Castro	X		

Motion passed 5-0.

**PRESENTATIONS:**

**Proclamation for Arbor Day Tree donation**

The proclamation for the Arbor Day tree donation was accepted by Town Clerk Carol Simpkins. Vice Mayor Balias expressed that he really enjoyed the event.

**MOTION: A motion was made by Vice Mayor Balius to approve the Arbor Day Tree Donation Proclamation. Commissioner Carey made the second.**

Vote on Motion:

Commission Member	Yes	No	Other
Vice Mayor Balius	X		
Commissioner Carey	X		
Commissioner Daly	X		
Commissioner Garretson	X		
Mayor Castro	X		

Motion passed 5-0.

### **TriRail Presentation**

Jonathan K. Roberts of South Florida Regional Transportation Authority presented a presentation before the Commission. (See exhibit A) Mr. Roberts explained that the purpose of TriRail expanding their services to the Northern part of the County is to provide low cost travel to areas that may experience high traffic issues within the next few years due to an increase in the population.

In response to a question posed by Vice Mayor Balius, Mr. Roberts indicated that at least four to five acres would be considered necessary to accommodate a station. Vice Mayor Balius stated that the Town only has two and a half acres available at this time. Mr. Roberts stated that the station does not necessarily have to be of traditional size for parking, a layover location and for a light maintenance facility. Mr. Roberts stated that if there is industrial land available for sale in the surrounding area, Tri Rail will consider purchasing the land. Mr. Roberts indicated that based on the size of the location, there could potentially be eighty (80) jobs created if the project comes to Town.

After an in depth discussion, there was consensus among the Commission to direct Mr. Roberts to provide the Commission with the crime statistics as it pertains to the existing Tri Rail locations, a before and after taxable evaluation, a revenue analysis for the community and proposed location site plan.

**Public Comment Opened.**

**The following person(s) addressed the Commission:**

*Jim Knox, 414 Lake Shore Drive* expressed his excitement about Tri Rail coming to the Town of Lake Park.

**Public Comment Closed.**

**PUBLIC COMMENT:**

The following person(s) addressed the Commission:

*Jim Knox, 414 Lake Shore Drive* addressed the Marina Grand Opening date.

**CONSENT AGENDA**

Commission Meeting Minutes of May 5, 2004

Authorization for the Mayor to execute the construction contract for Drainage Improvements in the Neighborhood Target Area Phase II E with GMI contract.

**MOTION:** A motion was made by Commissioner Garretson to approve the Consent Agenda. Vice Mayor Balius made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson	X		
Vice Mayor Balius	X		
Commissioner Daly	X		
Commissioner Garretson	X		
Mayor Castro	X		

Motion passed 5-0.

**RESOLUTIONS**

**RESOLUTION NO. 28-05-04**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA; CLASSIFYING CERTAIN TOWN OWNED EQUIPMENT AND MISCELLANEOUS ITEMS AS SURPLUS; AUTHORIZING THE TOWN MANAGER TO DISPOSE OF SAID SURPLUS EQUIPMENT AND MISCELLANEOUS ITEMS; DIRECTING THAT THE PROCEEDS DERIVED FROM DISPOSAL OF SAID SURPLUS EQUIPMENT AND MISCELLANAEIOUS**

**ITEMS BE DEPOSITED IN THE TOWN'S GENERAL FUND AND THE TOWN'S MARINA FUND; DIRECTING THAT THE TOWN'S FIXED ASSET RECORDS BE AMENDED TO REFLECT DISPOSAL OF SAID SURPLUS EQUIPMENT AND MISCELLANEOUS ITEMS; PROVIDING AN EFFECTIVE DATE.**

Commissioner Carey questioned whether a date was set for the auction at this time. Public Works Director Paul Carlisle responded in the negative.

**MOTION: A motion was made by Commissioner Garretson to approve Resolution No. 28-05-04. Commissioner Daly made the second.**

Vote on Motion:

Commission Member	Yes	No	Other
Vice Mayor Balius	X		
Commissioner Garretson	X		
Commissioner Carey	X		
Commissioner Daly	X		
Mayor Castro	X		

Motion passed 5-0.

**RESOLUTION NO. 29-05-04**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SPECIAL EXCEPTION USE FOR AUTOMOTIVE SALES AND SERVICE, SUBJECT TO CONDITIONS FOR A 0.18-ACRE PARCEL OF LAND, OWNED BY JAS MARINE SERVICE, LOCATED AT 334 10<sup>th</sup> STREET, LAKE PARK, FLORIDA.**

In response to a question posed by the Commission, Jamie Gentile of Calvin, Giordano & Associates explained the applicant does not have a site plan available and that he will research the Code as it pertains to the provisions of occupational licensing. Mayor Castro indicated that he could not take any action on the Resolution in that nothing had been submitted by the applicant to base the decision on.

**MOTION: A motion was made by Commissioner Garretson to approve Resolution No. 29-05-04 with the stipulation that Auto sales will not be on the property. Commissioner Carey made the second.**

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson	X		
Commissioner Carey	X		
Commissioner Daly	X		
Vice Mayor Balius	X		
Mayor Castro		X	

Motion passed 4-1.

## DISCUSSION AND POSSIBLE ACTION:

### *Lake Park Community Watch Funding*

George Hill, President of the Lake Park Community Watch Program opened the presentation by thanking the Commission for the opportunity that they have afforded the organization to come before them. Mr. Hill introduced, Vice President of the Organization, Michael Kuvac to present the presentation. (See exhibit B) Mr. Kuvac indicated that the organization is in the process of seeking 501-C status.

The Town Commission demonstrated full support of the organizations endeavors however Mayor Castro inquired with reference to the Towns' leverage in the event that the organization becomes inactive. Mr. Kuvac explained to the Commission that any member of the community would be able to assume the positions within the organization to assure that the program operational at all times. Vice Mayor supports the organization; however he does not want the funds to be taken from the Towns reserve account or Sanitation account.

**MOTION: A motion was made by Vice Mayor Balius to approve funding for the Lake Park Community Watch Program. Commissioner Garretson made the second.**

Vote on Motion:

Commission Member	Yes	No	Other
Vice Mayor Balius	X		
Commissioner Garretson	X		

Commissioner Daly	X		
Commissioner Carey	X		
Mayor Castro	X		

Motion passed 5-0.

***Disaster Recovery Contract***

*Don Madio, AshBritt Incorporated, Director of Marketing* provided the Commission with Ashbritt's background. He explained to them that in the event the Town of Lake Park is declared as a disaster by the Federal Emergency Management Association (FEMA), The Town of Lake Park will issue a notice to proceed to Ashbritt and the company will come in immediately, within reason to begin the clean-up.

Mr. Mateo assured the Commission that Ashbritt Inc. does not take on too many contracts at once in that they would like to be readily available to their customers. Mr. Madio indicated that if the Town completes the clean up with their equipment and machinery, the Town will not be reimbursed for any of the work completed; however if Ashbritt or any other outside contractors complete the work, the Town will be eligible to receive a reimbursement from the government.

Public Works Director Paul Carlisle indicated that the contract is an existing contract that is associated with Sarasota, St. Lucie, Manatee and Charlotte County.

**MOTION: A motion was made by Commissioner Garretson to approve the Disaster Recovery Contract. Vice Mayor Balius made the second.**

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson	X		
Vice Mayor Balius	X		
Commissioner Garretson	X		
Commissioner Carey	X		
Mayor Castro		X	

Motion passed 4-1.

***Independence Day Celebration Fireworks Bid Contract Award***

The Town Commission feels that the Independence Day Celebration will be a great event. The Commission encourages everyone to come out and participate.

**MOTION:** A motion was made by Vice Mayor Balias to approve the bid award for Zambelli's to showcase the fireworks on July 3, 2004. Vice Mayor Balias made the second. Commissioner Garretson made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Vice Mayor Balias	X		
Commissioner Garretson	X		
Commissioner Carey	X		
Commissioner Daly	X		
Mayor Castro	X		

Motion passed 5-0.

***Serving alcohol at the Fireworks Festival***

Recreation Director Dale Dougherty informed the Commission that he has not chosen a sponsor for the alcohol sales; however he will give all the local organizations the opportunity.

**MOTION:** A motion was made by Commissioner Daly to approve alcohol sales at the Independence Day Celebration. Vice Mayor Balias made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Daly	X		
Vice Mayor Balias	X		
Commissioner Carey	X		
Commissioner Garretson	X		

Mayor Castro	X		
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Motion passed 5-0.

***Workshop date for the Evaluation and Appraisal Report (EAR) Results and the Water Tower Road Funds.***

The pleasure of the Commission was to set the EAR results workshop for June 19, 2004 and the Water Tower Road Funds discussion workshop for July so that there will be sufficient time to notify the property owners.

***Lake Shore Drive (Marina Area)***

Public Works Director Paul Carlisle indicated that a long delay should not be expected. After an extensive discussion the Commission inquired about funds being available to complete the project. Town Manager Drymon's response was that other Town projects have been coming in at or under Budget cost so there are sufficient funds for the project.

*Brent Headberg, 220 Lake Shore Drive* addressed the Commission in regards to the South bound traffic on Lake Shore Drive.

*Karen Young, 126 Lake Shore Drive* stated that she would like to see more greenery on Lake Shore Drive.

**MOTION:**     **A motion was made by Commissioner Daly to approve  
New plan so that it will supply additional greenery to the area.  
Vice Mayor Balius made the second.**

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Daly	X		
Vice Mayor Balius	X		
Commissioner Carey		X	
Commissioner Garretson	X		
Mayor Castro		X	

Motion passed 3-2.

## **COMMENTS BY COMMISSION, TOWN MANAGER AND TOWN ATTORNEY**

### ***Mayor Castro***

Mayor Castro informed the Public that if they have an issue, the procedure is to contact the Town Manager so that he can resolve it or make the decision to bring it before the Commission.

### ***Vice Mayor Balias***

Vice Mayor Balias indicated that the Code Compliance Board is doing a great job. Vice Mayor Balias feels that the curfew needs to be enforced in public parks.

He stated that there is a provision in the Code that prohibits Taxi-Cabs and Commercial vehicles from cruising, soliciting or parking overnight in the Town. Vice Mayor Balias indicated that he agrees with Commissioner Carey in reference to the Boys and Girls Club location.

### ***Commissioner Garretson***

No comments.

### ***Commissioner Daly***

Commissioner Daly requested an update on the Venetian Isles project. The response was that the contractors have been busy completing the work at the site. Commissioner Daly also inquired about Certificates of Occupancy being issued. The Town Attorney indicated that at the April 21, 2004 Regular Commission Meeting, the Commission gave direction to have the applicant complete the project to the Commission's satisfaction or until such time they should place a bond to receive CO's. Commissioner Daly informed the Commission that 10% of police calls have generated from Venetian Isles. Commissioner Daly stated that there have been many false alarm calls as well as calls related to criminal activity.

Commissioner Daly inquired about the liquor license for Kelsey Club. He indicated that there have been issues involving the Kelsey Club involving the Lake Park Baptist Church that need to be resolved.

### ***Commissioner Jeff Carey***

Commissioner Carey indicated that he does not want to allow the Boys and Girls Club facility to be placed on the ball fields.

### ***Town Manager Drymon***

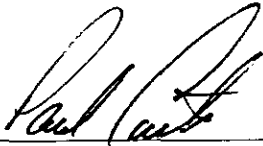
No comments.

### ***Town Attorney Baird***

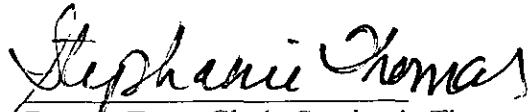
No comments.

**ADJOURNMENT:**

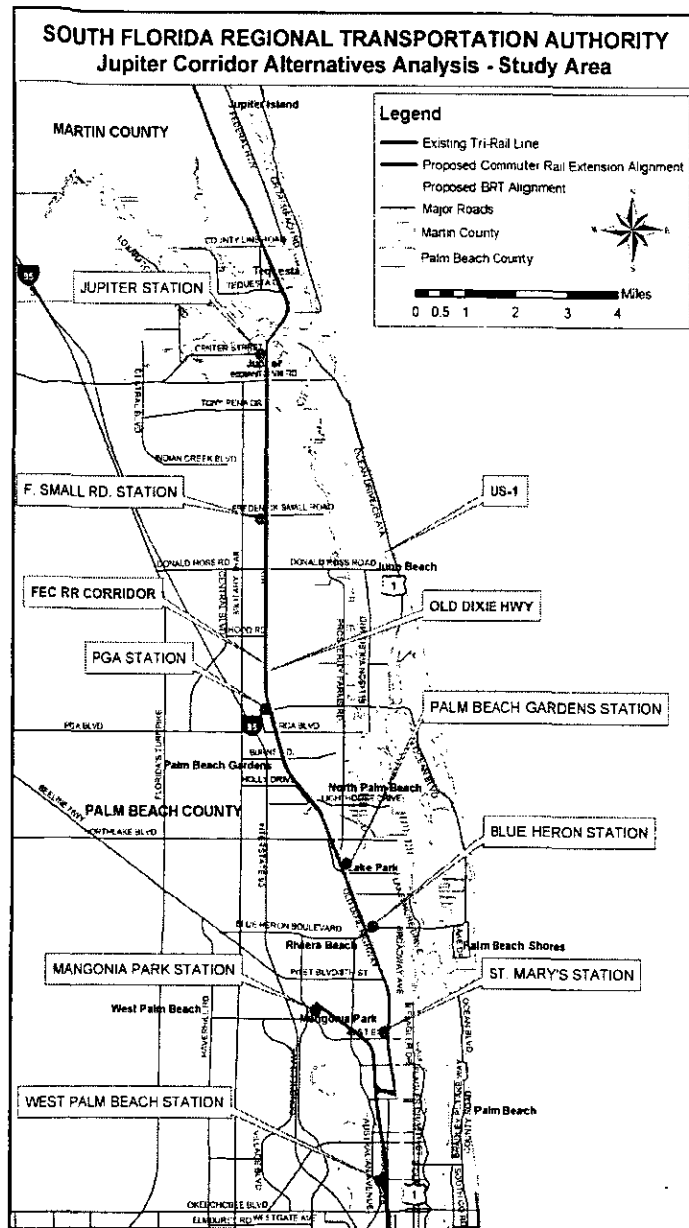
There being no further business to come before the Commission, after a motion to adjourn by Commissioner Garretson, seconded by Commissioner Daly, and by unanimous vote, the meeting adjourned at 10:20 p.m.

A handwritten signature in cursive script, appearing to read "Paul Castro", written over a horizontal line.

Mayor Paul Castro

A handwritten signature in cursive script, appearing to read "Stephanie Thomas", written over a horizontal line.  
Deputy Town Clerk, Stephanie Thomas

Approved on this 2nd day of June 2004.



# JUPITER CORRIDOR ALTERNATIVES ANALYSIS PROJECT UPDATE

**Town of Lake Park  
Town Commission Meeting  
MAY 19, 2004**



*Exhibit A*

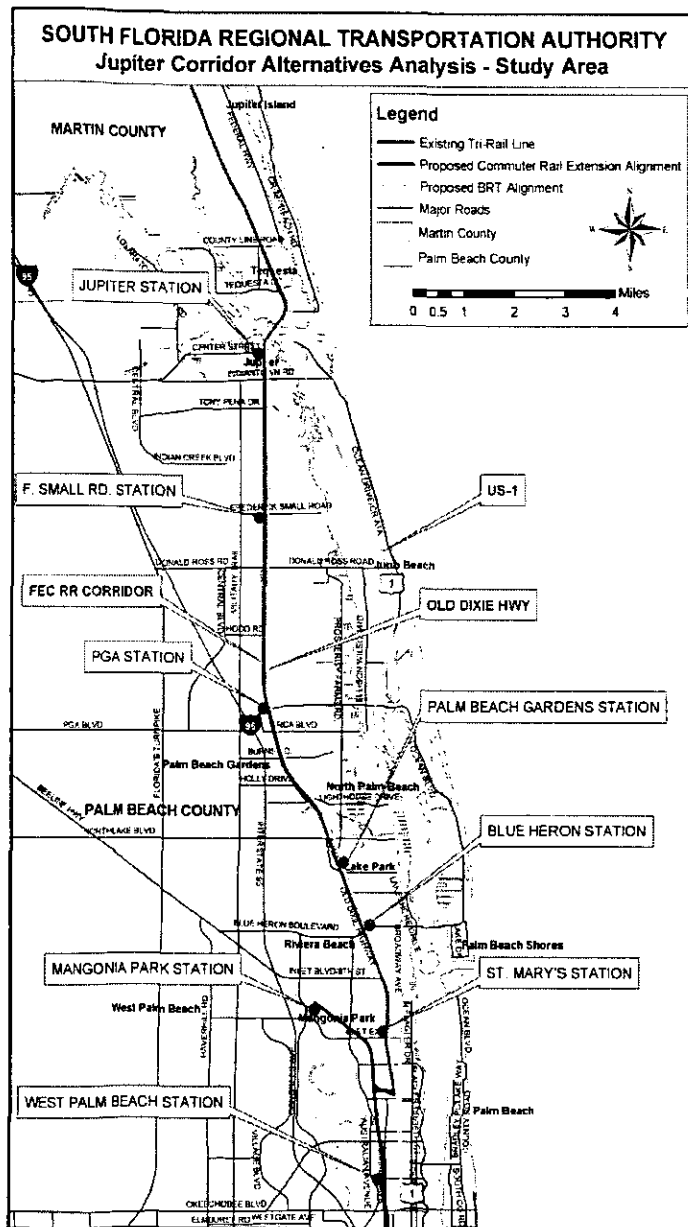
# Jupiter Corridor Alternatives Analysis Goals

- ☐ Increased mobility and accessibility.
- ☐ Maximize potential ridership.
- ☐ Gain public support for premium transit in corridor.
- ☐ Provide more accessibility for low income, minority & transit dependent populations.
- ☐ Increased transit-oriented development, economic development and land use decisions.
- ☐ Cost effectiveness.
- ☐ New Starts eligibility.

# Jupiter Corridor AA Objectives

1. Choose alignment by June 2004.
2. Select technology (Commuter Rail or BRT) by June 2004.
3. Locally Preferred Alternative (LPA) selected by July of 2004 by Palm Beach MPO Board and SFRTA Board.
4. Submission of LPA to Federal Transit Administration's New Starts program in August 2004 with goal of securing FTA funding for Preliminary Engineering Financial Feasibility Study for 2005.
5. 2009 Service Implementation.

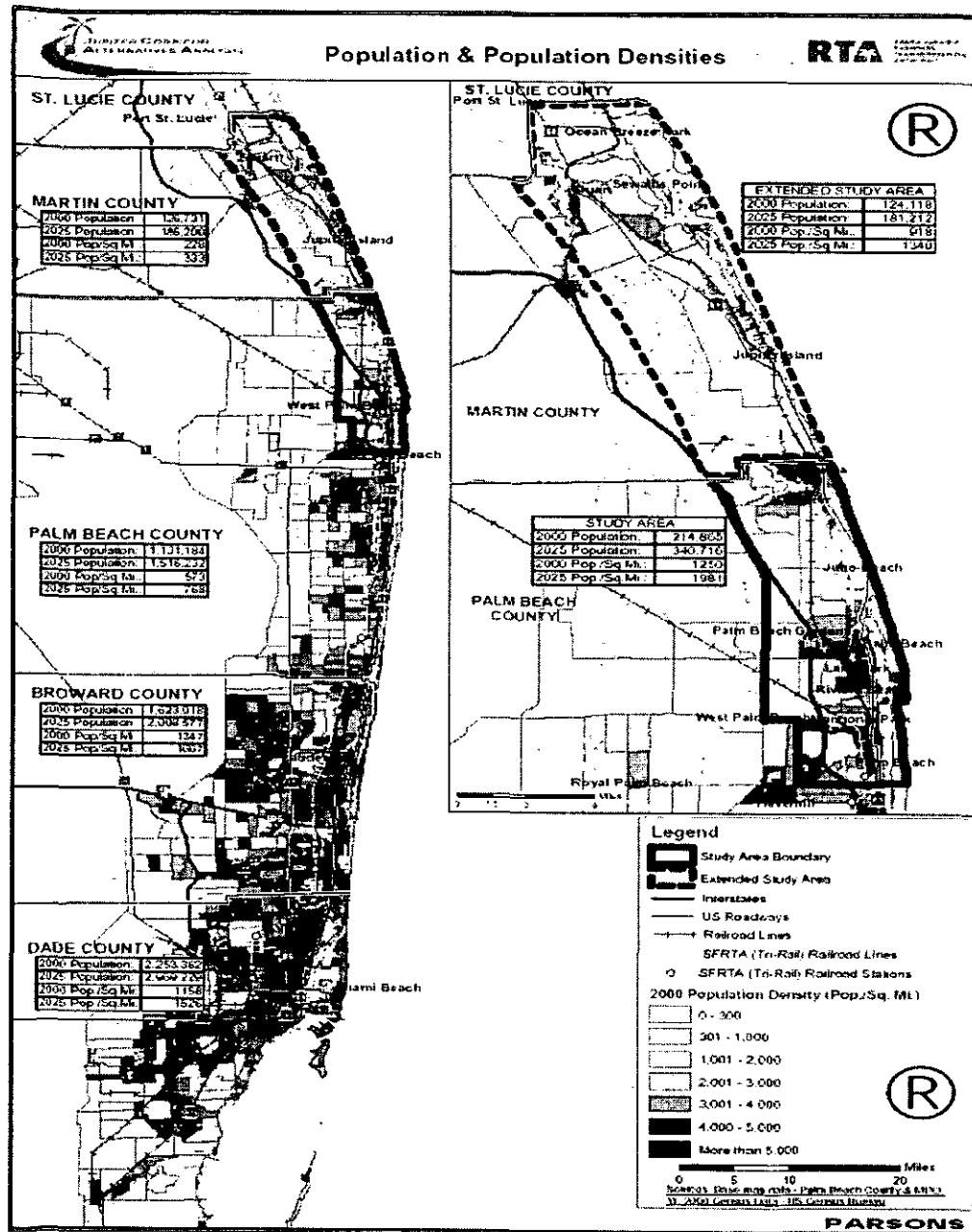
# Projected Jupiter Corridor Alignments



- ☐ FEC Railroad Corridor if Commuter Rail chosen technology.
- ☐ US 1 or FEC right-of-way if BRT chosen technology.
- ☐ 4-6 potential station locations for Commuter Rail option, locations to be determined.
- ☐ Crossover at 27<sup>th</sup> St. or other location vital for commuter rail option.
- ☐ Maintenance/Layover Facility location required for commuter rail option.

# Need for Premium Transit in Jupiter Corridor

- ❑ Study area population will grow 38% by 2025.
- ❑ The number of jobs in the study area is projected to grow 39% by 2025.
- ❑ Transit-dependent population (under 18, over 65) will continue to expand.
- ❑ Travel time in corridor increasing, total hours in annual traffic delays increasing.



# Jupiter Corridor Population Projections through 2025

# Key Public and Stakeholder Meetings

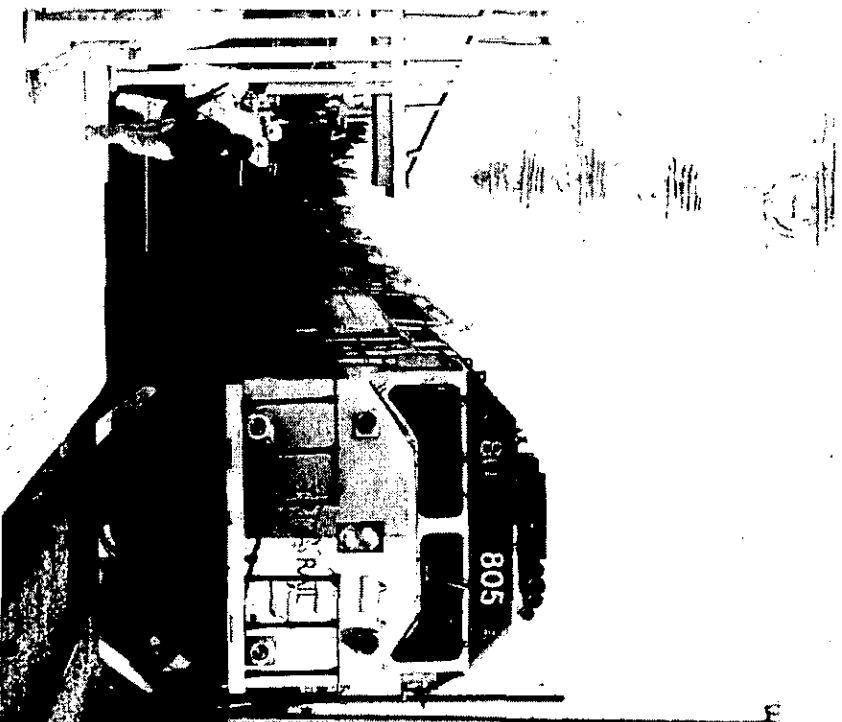
- ☐ First Public Meeting held 12/03/03 in West Palm Beach
- ☐ Second Public Meeting held 03/18/04 in Jupiter
- ☐ Palm Beach County Metropolitan Planning Organization (MPO) CAC, TAC and Board of Directors
- ☐ City of Riviera Beach
- ☐ City of Palm Beach Gardens
- ☐ Town of Jupiter
- ☐ Village of North Palm Beach
- ☐ Florida Department of Transportation, Dist. IV
- ☐ North County Intergovernmental Committee
- ☐ City of West Palm Beach
- ☐ Third Public Meeting – 05/11/04 in Riviera Beach

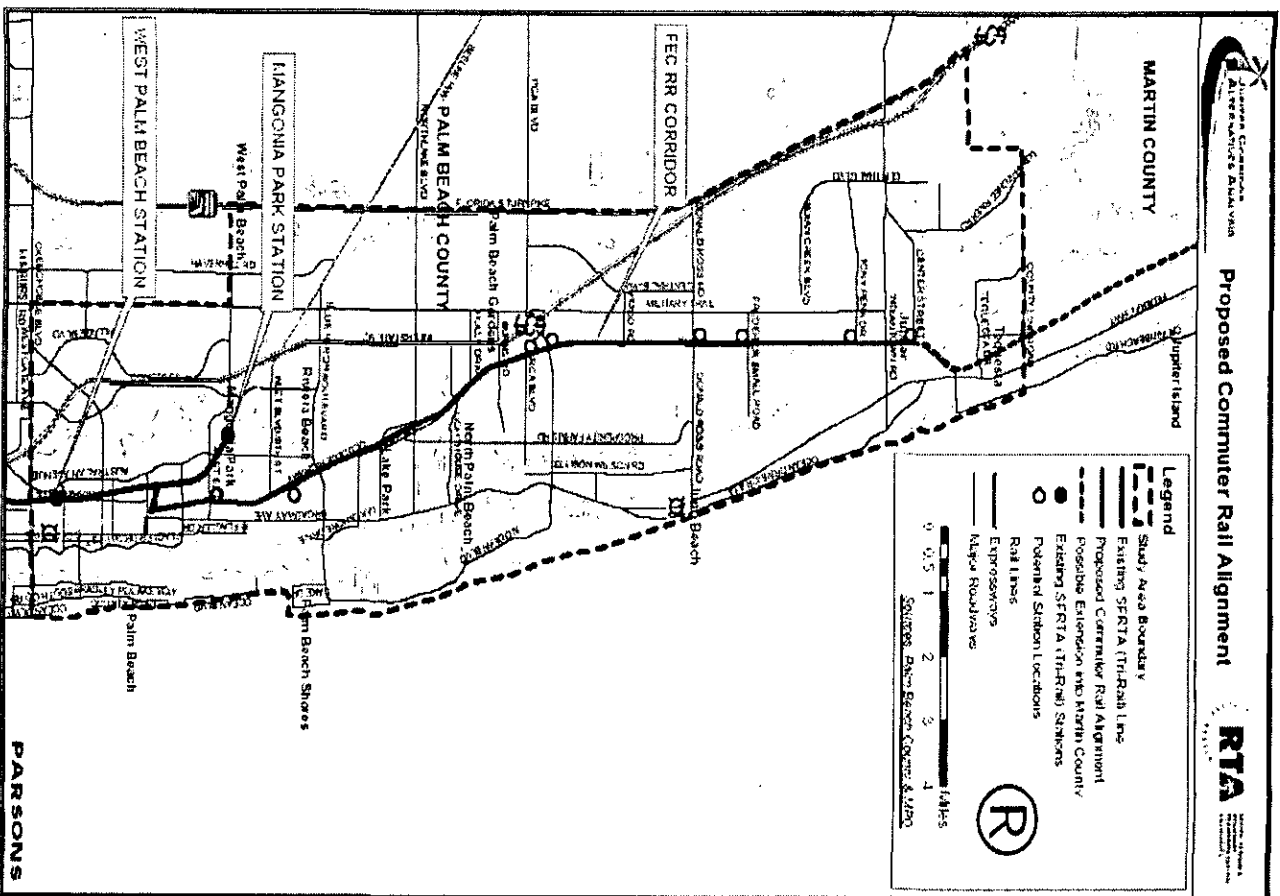
# Overview of Transit Alternatives

- Bus Rapid Transit (BRT)  
(ex.: Miami-Dade South Busway)
  
- Commuter Rail  
(ex.: Tri-Rail)



# Commuter Rail

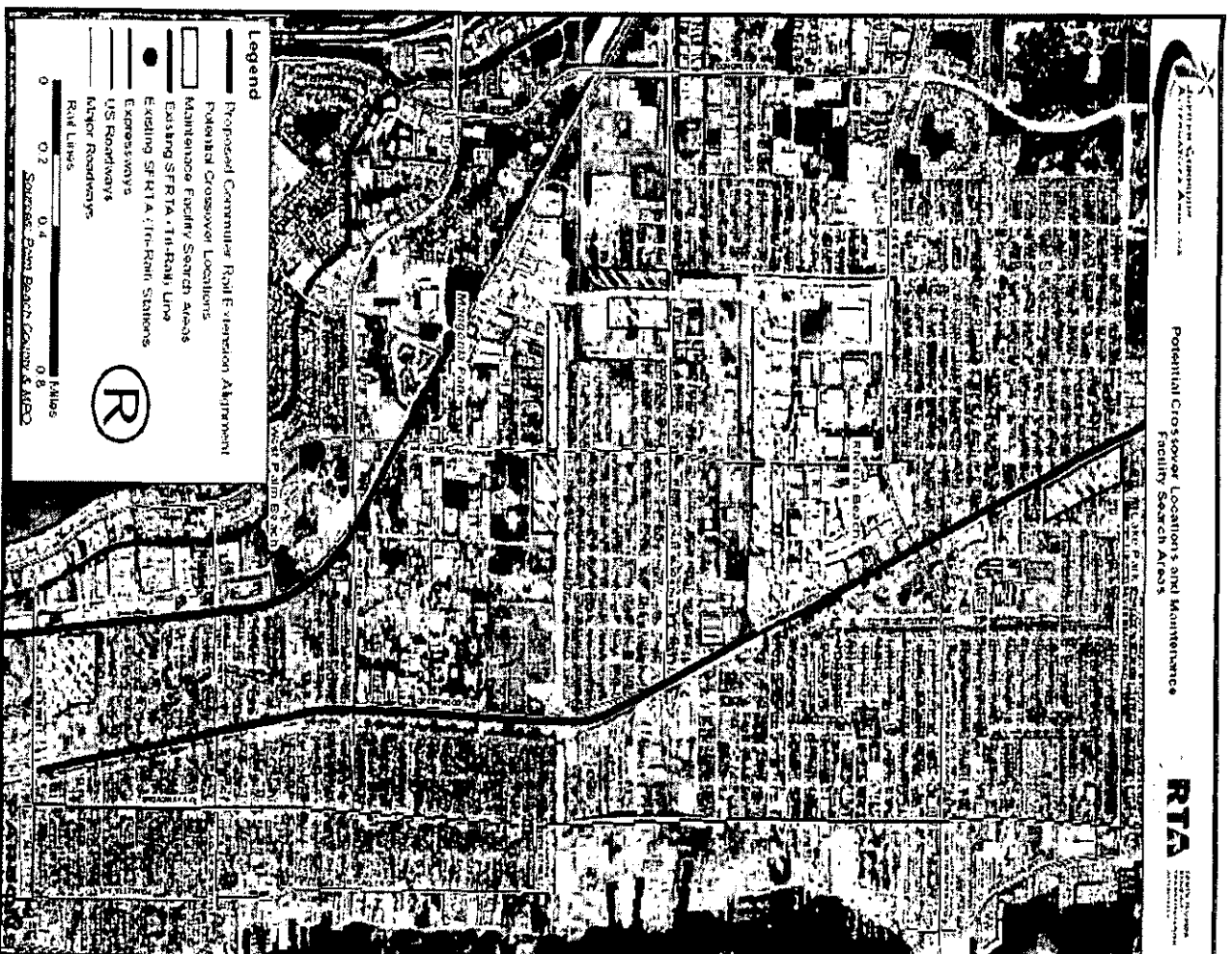




# Potential Commuter Rail Alignment

# Overview of the Commuter Rail Alternative

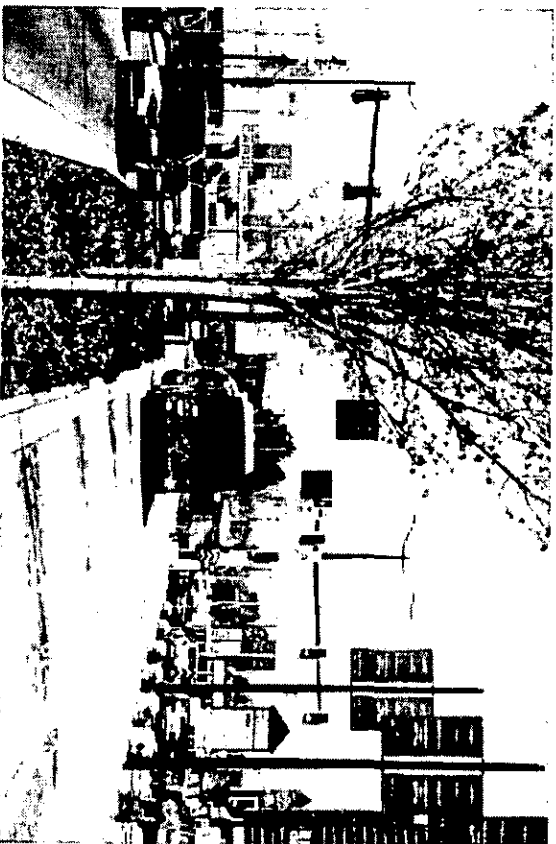
- ❑ Proposed commuter rail service to Jupiter branches from the CSX line north of the West Palm Beach Station, and connects to the FEC rail line at 27<sup>th</sup> St. to proceed north to Jupiter.
- ❑ 4-6 new stations needed for service.
- ❑ 15-20 acre Maintenance/Layover Facility required for commuter rail extension.
- ❑ 30-60 minute service projected for first stage of implementation.



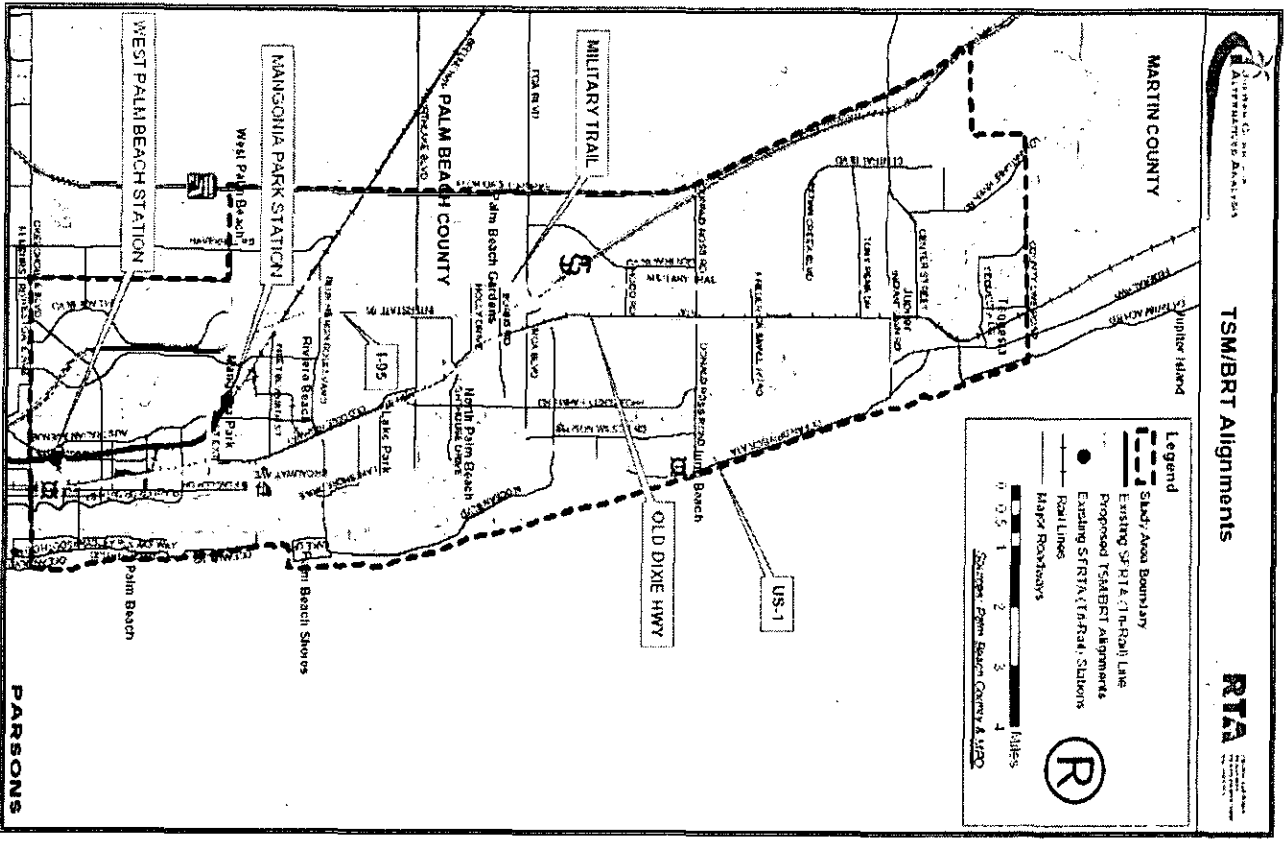
# Potential Commuter Rail Crossover Locations

# Overview of Bus Rapid Transit

- ❑ Limited-stops (1-2 per mile);
- ❑ Express service (5-10 minute headways);
- ❑ Potential for dedicated bus-only lanes;
- ❑ Less expensive than typical rail project.

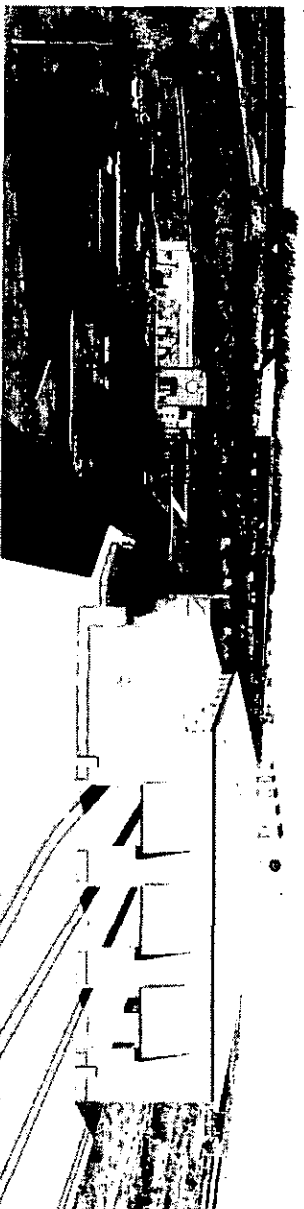


# Potential BRT Alignments

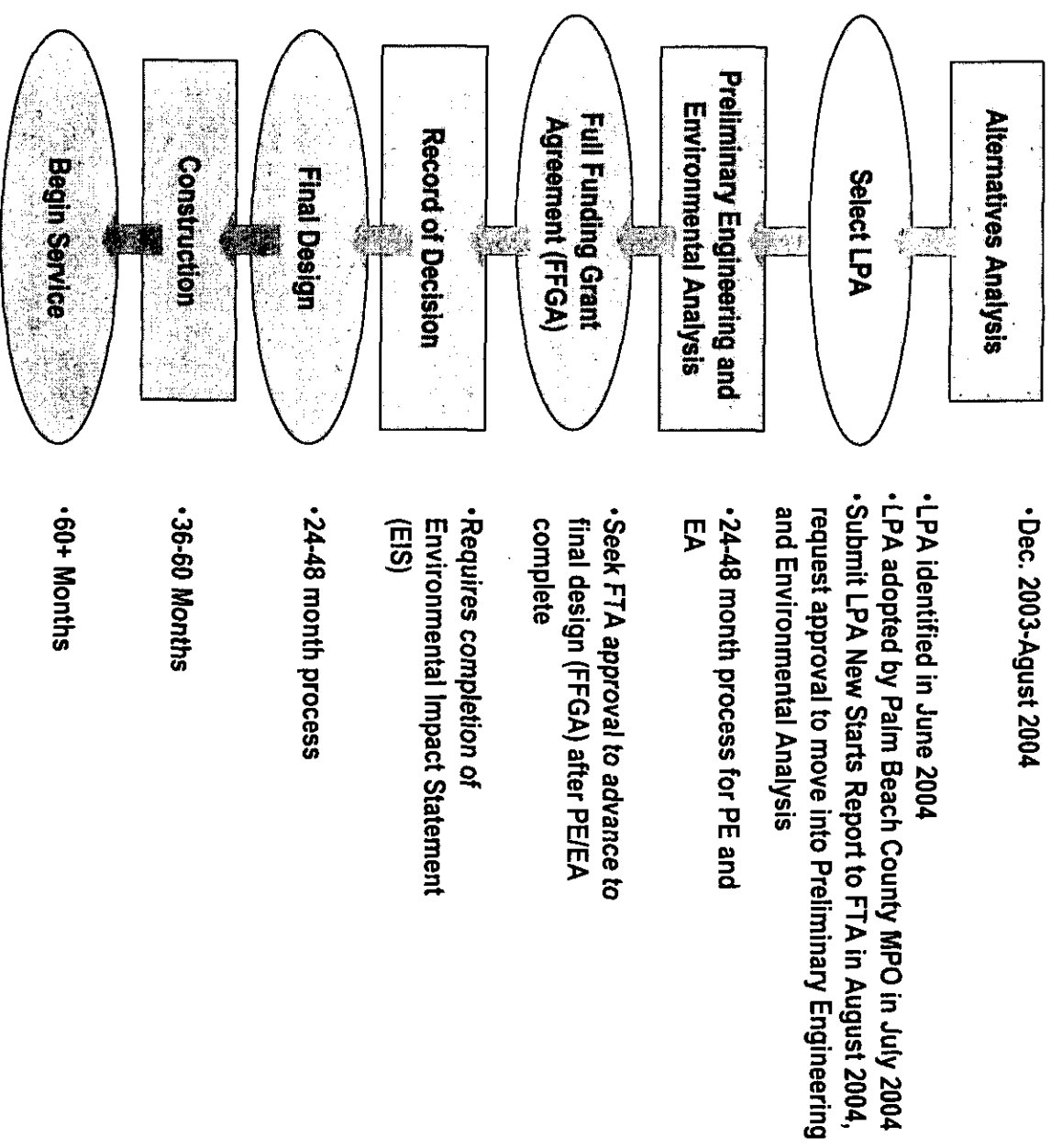


# Jupiter Corridor Alternative Analysis Needs

- If Commuter Rail is selected technology for corridor, a 15-20 acre site for a Tri-Rail Maintenance/Layover Facility location on the FEC or SFRC will need to be identified and included in capital cost estimates.



# From Study to Implementation: An Overview



# Jupiter Corridor Alternatives Analysis Project Schedule

Activity Description	2003											
	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG			
<b>Public Involvement</b>												
Agency Kick-Off Meeting												
Public Workshop												
Public Workshop / Scoping												
Public Hearing												
Purpose & Need												
Development of Alternatives												
Ridership Analysis												
Conceptual Design												
Analysis of Alternatives												
Environmental Documentation												
LPA & New Starts board Action on LPA												
New Start Report												
Financial Plan												
Request to Enter PE/EA												
PE/EA Work Begins												

▼ Agency Kick-Off Meeting

▼ Public Workshop

▼ Public Workshop / Scoping Meeting

▼ Public Hearing

Purpose and Need Report

Definition of Alternative Report

Modeling Results Report

Concept Plan Development

Evaluation Methodology & Results Report

Environmental Screening Report

▼ PB MPO Board Mtg.

◆ New Start Report

◆ Financial Plan

◆ Request to Enter PE/EA

◆ PE/EA Work Begins

## Next Steps:

- ❑ Presentation of Alternatives
- ❑ Conceptual Designs/Stations
- ❑ Ridership Forecasts
- ❑ Environmental Screening
- ❑ Operational Details
- ❑ Capital and Operational Cost Estimates

**Lake Park Community Watch  
214 Cypress  
Lake Park, Florida 33403  
Phone 561-841-0169  
email: michaelkubek@bellsouth.net**

**May 5, 2004**

**Town Commissioners  
Town of Lake Park  
Lake Park Town Hall  
Lake Park, FL 33403**

**Dear Commissioners,**

**Please find below an estimate for the Lake Park Community Watch to establish itself as a non-profit entity in the state of Florida and also to be recognized as a non-profit corporation by the Internal Revenue Service under section 501 (c) (3) of the Internal Revenue Code.**

**Our estimate is for forming a Non-Profit Corporation by Charles Pigott, attorney at law, and also for filing of form 1023 Application for Recognition of Exemption and follow-up with the IRS by RG Cook, CPA.**

<b>Formation of a Non-Profit Corporation.....</b>	<b>\$450</b>
<b>Filing of Form 1023 with the IRS.....</b>	<b>\$900</b>
<b>Total.....</b>	<b>\$1350</b>

**We respectfully request a grant from the Town of Lake Park to underwrite this expense. The LPCW is an all-volunteer organization of community members using neighborhood awareness and communication to watch over our neighborhoods and work with the Town and County government services to promote our safety and improve quality of life.**

**Sincerely,**

**George Hill  
President**

**Michael Kubek  
Vice President**

*Exhibit*  
*B*



## **Lake Park Community Watch**

*Lake Park Community Watch (LPCW)* is a volunteer organization of community members using neighborhood awareness and communication to watch over our neighborhoods and work with the town and county government services to promote our safety and improve our quality of life.

**Meetings are Twice Monthly - Saturday's at 11am  
Lake Park Fire House Meeting Room  
South West corner of Park Avenue and 10<sup>th</sup> Street  
Next Meeting Dates**

**April 10<sup>th</sup> – Guest Chris Finkley of PBC Fire Rescue to talk about Fire Safety**

**April 24<sup>th</sup> – Guest Palm Beach County Sheriff's Office to show and speak about the use of the PBCSO Helicopter**

**May 8<sup>th</sup> – Guest Palm Beach County Sheriff's Office to speak about Stranger Danger**

**May 22<sup>nd</sup> - Guest Palm Beach County Sheriff's Office to speak about Crime Prevention**

**June 5<sup>th</sup> – Guest Jamie Gentile of Planning and Zoning for Lake Park to speak on Town Codes**

**June 19<sup>th</sup> – Guest Mark Davis of PBC Fire Rescue to demonstrate and speak about CPR Skills**

**Let's Work Together**

Contacts:  
George Hill - 561.841.0169

# PROPOSED

## ARTICLES OF INCORPORATION OF LAKE PARK COMMUNITY WATCH A Florida Corporation Not for Profit

IN COMPLIANCE with the requirements of the laws of the State of Florida, the undersigned, all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

### ARTICLE I

The name of the Corporation is: LAKE PARK COMMUNITY WATCH, hereinafter called "Association".

### ARTICLE II

The principal address of the Association is located at: 214 CYPRESS DRIVE, LAKE PARK, FLORIDA 33403.

### ARTICLE III

GEORGE HILL, whose street address of the office, place of business or location for service process within this state is 214 CYPRESS DRIVE, LAKE PARK, FLORIDA 33403, is hereby appointed the initial registered agent of this Association. To reflect his acceptance of the office of this initial registered agent, he has executed these Articles at this part.

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GEORGE HILL

### ARTICLE IV

#### PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to promote the health, safety, welfare and inspire a sense of community and improved quality of life for all the residents

of the Town of Lake Park within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the LPCW as set forth in Article IV Purpose and Powers of the Association and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(c) participate in mergers and consolidation with other non profit corporations organized for the same purposes of annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of the members;

(d) have and to exercise any and all powers, rights and privileges, which a corporation organized under the Non-Profit Corporation Laws of the State of Florida by law, may now or hereafter have or exercise.

## ARTICLE V

### MEMBERSHIP

Every resident of The Town of Lake Park contiguously for 6 months shall be eligible for membership of LPCW. The foregoing is not intended to include persons or entities that hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership or residency in The Town of Lake Park.

## ARTICLES VI

### VOTING RIGHTS

In a member's meeting duly held for the election of Directors, owners/residents of property shall be entitled to cast one vote. If one person owns or resides at the property, their right to vote shall be established by the record title to this property or a lease establishing residency. If one or more persons reside at the property each person named in a lease establishing residency shall be entitled to cast a vote. Voting rights are reserved for individuals only owning property within Lake Park or residing in the property within Lake Park on a month-to-month yearly consecutive basis and must be a resident within The Town of Lake Park.

(a) Proxies - Votes may be cast in person or by proxy. A proxy may be made by any person entitled to vote and shall be valid only for the particular meeting designated in

the proxy and must be filed with the Secretary before the appointed time of the meeting or any adjournment of the meeting.

## ARTICLE VII

### Directors and Officers

A Board of no less than five (5) and no more than nine (9) members shall manage the affairs of this Association. The names and addresses of the persons performing in the capacity of Directors and Officers and who are also the subscribers to these Articles, are:

<u>Name</u>	<u>Address</u>
George Hill, President	214 Cypress Drive, Lake Park, FL 33403
Michael Kubek, Vice-President	214 2nd Street, Lake Park, FL 33403
Lynn Dutaud, Secretary	430 Evergreen Drive, Lake Park, FL 33403
Rick Goodsell, Asst. Secretary	410 9th Street, Lake Park, FL 33403
Jane Robinson, Treasurer	235 East Jasmine Drive, Lake Park, FL 33403

The method of election of Directors are as stated in the Bylaws of the Association.

## ARTICLE VIII

There shall be no dividends paid to any of the members nor shall any part of the income of the Corporation be distributed to its Board of Directors or officers. In the event there are any excess receipts or over disbursements as a result of performance services, such excess shall be applied against future expenses, etc. The Corporation may pay compensation in a reasonable amount to its members, directors and officers for services rendered, may confer benefits upon its members in conformity with its purposes and upon dissolution or final liquidation, may make distribution to its members as is permitted by the Court having jurisdiction thereof, and no such payment, benefit or distribution shall be deemed to be a dividend or distribution of income.

This Corporation shall issue no shares of stock of any kind or nature whatsoever.

## ARTICLE IX

### Dissolution

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of its members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance of such

assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE X

DURATION

The corporation shall exist perpetually.

ARTICLE XI

BY-LAWS

The By-Laws of the Association are attached hereto and made a part hereof. These By-Laws may be amended, altered or rescinded only in accordance with the provisions of the By-Laws and the Declaration relating to amendment.

ARTICLE XII

AMENDMENTS

Amendment to these Articles shall require assent of seventy-five (75) percent of members present and voting at any duly called meeting.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, we, the undersigned, constituting the Officers and Directors of this Association, have executed these Articles of Incorporation this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2004.

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
George Hill, President

\_\_\_\_\_  
Michael Kubek, Vice President

\_\_\_\_\_  
Lynn Dutaud, Secretary

Rick Goodsell, Assistant Secretary

\_\_\_\_\_  
Jane Robinson, Treasurer

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, personally appeared

\_\_\_\_\_  
George hill - President, Lake Park Community Watch

who after being first duly sworn, stated on oath that they executed the within and foregoing Articles of Incorporation as subscribers thereto.

Witness my hand and official seal at the aforesaid State and County on this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2004.

\_\_\_\_\_  
NOTARY PUBLIC  
State of Florida at Large  
My commission expires:

# PROPOSED

May 9th, 2004

## BY-LAWS OF Lake Park Community Watch (LPCW)

### *ARTICLE I - BOARD OF DIRECTORS*

**SECTION 1: GENERAL POWERS.** Its Board of Directors shall manage the business and affairs of this corporation.

### **SECTION 2: NUMBER, TENURE AND QUALIFICATIONS.**

- a) The number of Directors shall be no less than five and not more than nine. The numbers may be adjusted from time to time by the Board of Directors (hereinafter referred to as Board). Each Director shall hold office for one year or until their successor has been duly elected and has qualified or until their death or resignation.
- b) No later than March 1 of each year, the Board shall accept nominations from the members. Such nominations shall be submitted by voice at a LPCW Meeting or mailed to LPCW Lake Park at 214 Cypress Drive 33403. A nominating committee may be appointed. In making any nominations, the committee shall consider the varied interests of the members and the LPCW, the nominees' general character and any other relevant factor. The nominating committee may solicit nominees or any member may nominate him or herself by voice at a LPCW Meeting or by providing written notification to the Board no later than March 31st. Directors shall be elected at the first regular meeting in the month of May. Nominees must meet the required guidelines set forth in these by laws for nomination or hold office.
- c) Nominees and or Officers **MUST** be an owner or a resident of property within the Town of Lake Park on a continuous month to month basis, leasing yearly and must be a resident within the Town of Lake Park for a minimum of six (6) months before holding office and or nomination.

**SECTION 3: VACANCIES.** In the case of a vacancy on the Board through death, resignation, disqualification, removal or other cause, including the increase in the numbers of Directors, the remaining Directors by an affirmative vote of a majority thereof, may elect a successor or new Director to hold office until the next meeting for the election of Directors and until the election and qualification of his or her successor.

**SECTION 4: REMOVAL.** A Director may be removed with or without cause by a vote of two-thirds (2/3) of all Directors then in office. Such action may be taken at a regular meeting of the Board or at a special member meeting called for such purpose, and the removal of such Director shall be set forth in the notice of such regular or special meeting. The members of the LPCW at the same meeting shall fill the vacancy in the Board so created.

Any Director removed from office shall turn over to the Board within 72 hours any and all records of the corporation in his or her possession. Any Director removed from office shall not be eligible to stand for reelection until the next annual meeting of the members.

If a Director who is removed fails to relinquish his or her office or fails to turn over records as required, the Circuit Court in Palm Beach County may summarily order the Director to relinquish his or her office and turn over corporate records upon the application of any member.

A Director may resign at any time by delivering written notice to the President or Secretary of the Board. A resignation shall be effective when the notice is delivered unless the notice specifies a later date. If a resignation is made effective at a later date, the Board may fill the pending vacancy before the effective date, however the successor shall not take office until the effective date of the resignation.

**SECTION 5: COMPENSATION.** Directors shall not receive any stated salaries for their services, but by resolution of the Board; out of pocket expenses incurred by a Director on behalf of the LPCW shall be reimbursed. The Board beforehand must approve all expenditures approved by the President. No meeting is required to be held for this purpose.

## *ARTICLE II - MEETINGS OF THE BOARD OF DIRECTORS*

**SECTION 1: ANNUAL MEETING.** The annual meeting of the Board of Directors shall be held at such a place within Palm Beach County, Florida, as may from time to time be selected by the Board, on the date each year designated by the Board, and at the time stated in the notice thereof, for the purpose of electing or appointing Directors and Officers for the coming year, adopting a budget for the coming year, and for the transaction of such other business as may be properly brought before the members.

**SECTION 2: REGULAR MEETINGS.** Regular meetings of shall be held the first (2nd and 4th) Saturday of each month at such times and places within Palm Beach County, Florida as may be designated by the Board. The Board through resolution may change or alter the fixed meeting day or the frequency of the meetings as needed.

**SECTION 3: SPECIAL MEETINGS.** The President or Secretary may call special meetings of the Board at the direction of not less than three (3) Directors then in office. Such meetings shall be held at a time and place as is designated by the Board. Any request for a special meeting shall state the purpose or purposes of the meeting.

### **SECTION 4: NOTICE.**

- a) Notice of the regular annual meeting shall be given at least seven (7) days in advance and notice of a special meeting shall be given at least three (3) days in advance by written notice or email or phone to each Director at his or her address as shown by the records of the corporation. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail in a sealed envelope affixed with proper postage or personally delivered.
- b) Any Director may waive notice of a meeting before or after the meeting and such waiver shall be deemed equivalent to the giving of notice.

**SECTION 5: QUORUM.** A majority of the Directors then in office shall constitute a quorum for the transaction of business and the action of a majority of Directors present at a meeting, which such a quorum is; present shall be the action of the Board.

**SECTION 6: CONDUCT OF MEETINGS.** Meetings of the Board shall be presided over the President. The Secretary of the corporation or the Vice President or, in his or her absence a person chosen by the President shall act as Secretary of the meeting or appoint another member.

**SECTION 7: ACTION BY WRITTEN CONSENT.** If and when a two-thirds (2/3) of the Directors then in office collectively consent in writing to any action to be taken by the LPCW either before or after such action is taken, such action shall be as valid a corporate action as though it had been authorized at a meeting of the Board. The written consents shall be filed with the minutes of the proceeds of the Board.

## *ARTICLE III - OFFICERS*

**SECTION 1: OFFICERS.** The officers of the corporation shall be a President, Vice Presidents, a Secretary, Treasurer and such assistant Secretaries or Treasurers as may be elected or appointed by the Board. Officers whose authority and duties are not prescribed in these By Laws shall have the authority to perform any duties as directed from time to time by the Board.

**SECTION 2: TERM OF OFFICE.** The term of office of all officers shall commence upon their election and appointment and shall continue for one year or until the next annual meeting of the LPCW and thereafter until their respective successors are chosen or until resignation, removal or death. An officer may resign by providing written notice to the LPCW via hand delivery or certified mail to the corporations President or Secretary. Such resignation shall be effective upon its receipt by the corporation unless the notice specifies a later date.

**SECTION 3: COMPENSATION.** Officers shall not receive any stated salaries for their services, but by resolution of the Board out of pocket expenses incurred by an Officer on behalf of the LPCW shall be reimbursed. All expenditures require approval by the Board beforehand.

**SECTION 4: REMOVAL.** Any officer may be removed with or without cause by a majority of the Board of Directors present at any regular or special meeting at which a quorum is present and the removal of such Officer shall be set forth in the notice of any such regular or special meeting. The members of the LPCW at the same meeting shall fill the vacancy in the Board so created.

**SECTION 5: PRESIDENT.** The President shall be the principal executive officer of the LPCW. Subject to the direction and control of the Board of Directors, the President shall be in charge of the business and affairs of the corporation, and shall see to it that resolutions and directives of the Board are carried into effect. The President may execute for the LPCW any contracts, deeds, mortgages, bonds, or other instruments, which the Board through resolution of the majority, has authorized to be executed. The President shall accomplish such execution with the Secretary.

**SECTION 6: VICE PRESIDENT.** The Vice President shall in the absence or disability of the President, perform the duties and exercise the powers of the President, and shall perform such other duties, as the Board shall prescribe.

**SECTION 7: SECRETARY.** The Secretary shall attend all meetings of the Board of Directors and record all votes and minutes of all proceedings in a book to be kept for that purpose. The Secretary may give or cause to be given notice of all meetings of the Board and shall perform such other duties as may be prescribed by the Board or President, under whose supervision the Secretary shall act. The Secretary shall execute with the President all authorized conveyances, contracts and other obligations in the name of the LPCW, except as otherwise directed by the Board. The Secretary in the absence of the Treasurer may serve in the capacity of the Treasurer.

**SECTION 8: ASSISTANT SECRETARY.** The Assistant Secretary shall in the absence or disability of the Secretary, performs the duties and exercises the powers of the Secretary, and shall perform such other duties, as the Board shall prescribe.

**SECTION 9: TREASURER.** The Treasurer shall have custody of the funds and securities of the corporation and shall keep full and accurate accounts of receipts and disbursements in books belonging to the corporation, and shall immediately deposit all monies and other valuable effects in the name and to the credit of the corporation in such depositories as may be designated by the Board of Directors. The Treasurer shall disburse the funds of the LPCW as may be authorized or directed by the Board, taking proper vouchers for such disbursements together with the bearing of at least one other Directors signature, which shall either be the President or Secretary of the corporation. The Treasurer shall render to the Board at regular meetings of the Board or whenever the President or Board may require it, a full monthly written report and account of all transactions received and disbursed as Treasurer of the LPCW. All disbursements using an instrument of the corporation for this purpose shall require the signature of the President and Treasurer and/or Secretary. If required by the Board, the Treasurer shall give the LPCW a

bond in such sum and with surety or sureties as shall be satisfactory to the Board for the faithful performance of the duties of his or her office and for the restoration to the LPCW (in case of his or her death, resignation, disability, or removal from office), of all books, papers, vouchers, monies and other property of whatever kind in his or her possession or under his or her control belonging to the corporation.

The treasury of the corporation shall be subject to an independent audit as may be directed by a majority of the Officers.

#### *ARTICLE IV - MEMBERSHIP*

**SECTION 1: MEMBER REQUIREMENTS.** Membership in the LPCW shall be open to every person that is a resident of The Town of Lake Park contiguously for 6 months. The foregoing is not intended to include persons or entities that hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership or residency in The Town of Lake Park.

**SECTION 2: MEETINGS OF MEMBERS.** The members shall meet on the 2<sup>nd</sup> and 4<sup>th</sup> Saturday of each month. The Board of Directors shall designate the time and place of such meetings. The Board through resolution may also change the fixed meeting day of the members meeting.

**SECTION 3: MEMBER VOTING.** Each member shall be entitled to one (1) vote and may vote in person or by proxy at a meeting duly held for the election of officers. The person chairing the meeting shall determine the method of voting; however, upon the request of any member the vote on any issue may be by secret ballot. Voting rights are reserved only to those individuals owning or occupying a rental property within Lake Park.

**SECTION 4: SPECIAL MEETINGS.** The Board of Directors may call special meetings of the members. In the event of a written petition from twenty (20) percent of the members, the Board must call a special meeting of the members within thirty (30) days of receipt of such petition. The Board shall mail or deliver (when possible) a meeting notice to each member at the last known mailing address of record at least ten (10) days before each special meeting. If written notice is not possible, the Board shall make a "good faith" attempt to notify each member by telephone or email. The notice, however delivered, shall contain a description of the business that will be discussed.

#### *ARTICLE V - COMMITTEES*

**SECTION 1: NOMINATING COMMITTEES.** The nominating committee shall be a standing committee. Not less than thirty (30) days prior to the annual meeting of the Board of Directors, the President shall appoint a nominating committee consisting of the President, two (2) other Directors and no more than two (2) members. The nominating committee shall present the annual meeting with a slate of Directors and Officers.

**SECTION 2: CREATION OF OTHER COMMITTEES.** The Board may from time to time (a) designate one or more other committees to discharge such duties and with such delegated powers as the Board may prescribe, (b) appoint two or more Directors to each such committee, one of whom shall act as a chairman, and (c) upon the recommendation of the Directors serving on a committee created under this section appoint to such committee one or more persons qualified to be Director(s).

**SECTION 3: QUORUM AND RULES.** Unless otherwise provided in the resolution of the Board creating a committee, a majority of the members of a committee shall constitute a quorum and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee. Each committee may adopt rules for its governance not inconsistent with the By Laws or rules adopted by the Board for the governance of such committees.

#### *ARTICLE VI - ANNUAL REVIEW OF BOOKS AND RECORDS*

The LPCW shall keep correct and complete books and records of accounts and shall also keep minutes of the proceedings of its Board of Directors and committees for review and inspection by its members upon request within a reasonable time not to exceed seventy-two (72) hours.

## **ARTICLE VII - DEPOSITS, NEGOTIABLE PAPER, GIFTS, ETC.**

**SECTION 1: DEPOSITS.** The funds of the LPCW shall be deposited within forty-eight (48) hours of receipt in its name with such bank(s), trust company(s), or other depositories as the Board may from time to time designate.

**SECTION 2: NEGOTIABLE PAPER AND OTHER INSTRUMENTS.** The Board shall from time to time by resolution prescribe the manner of signature or endorsement of checks, drafts, notes, acceptance, bills of exchange, obligations and other negotiable paper or other instruments for the payment of money and designate the Officer or Officers, agent or agents, who will from time to time be authorized to make, sign, or endorse the same on behalf of the LPCW.

**SECTION 3: OTHER DOCUMENTS.** The Board may from time to time by resolution enter into any contract or execute or deliver any conveyance or other instrument in the name of the LPCW, and such authority may be general or confined to specific instances. When the execution of any contract, conveyance or other instrument has been authorized, it may be executed on behalf of the LPCW by the President and attested by the Secretary then in office.

## **ARTICLE VIII - WAIVER OF NOTICE**

Whenever any notice is required to be given under the provisions of the By Laws of the LPCW, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

## **ARTICLE IX - AMENDMENTS**

These By-Laws may be altered, amended or repealed and new By Laws may be adopted at an annual, regular or special meeting of the Board at which a quorum is present in the following manner:

- a) **Notice** - of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.
- b) **A resolution** adopting a proposed amendment may be proposed by either the Board of the LPCW or by petition of the members of the LPCW. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing provided such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be by:

1. Not less than seventy-five percent (75%) of the entire membership of the Board and not less than seventy-five (75%) of the votes of the entire membership of the LPCW.

## **ARTICLE X - FISCAL YEAR**

The fiscal year of the LPCW shall begin on April 1st of each year and end on March 31st of the next calendar year.

## **ARTICLE XI - MISCELLANEOUS**

**SECTION 1: NON-DISCRIMINATION.** This LPCW supports equal opportunity and shall make its membership and/or services available without regard to race, color, creed, sex, age, ancestry, sexual orientation or national origin.

Invalidation of any one of the foregoing By Laws by judgment or Court Order shall in no way affect any or the other provisions, which shall remain in full force and effect.

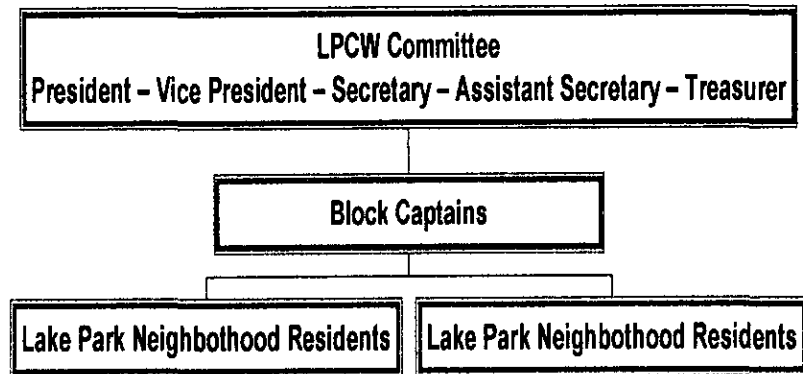
## Lake Park Community Watch Mission Statement

To inspire a sense of community  
and improve quality of life for all  
residents of the Town of Lake  
Park

## What is the Lake Park Community Watch?

LPCW is a volunteer organization of  
community members using neighborhood  
awareness and communication to watch over  
our neighborhoods and work with the town  
and county government to promote our safety  
and improve our quality of life.

## LPCW Organizational Chart



## How does LPCW work?

The LPCW is based on two-way communication. Block Captains encourage neighbors to get to know each other, and compile a telephone\email alert chain for each block. This is used to distribute information to the block residents and keep them informed.

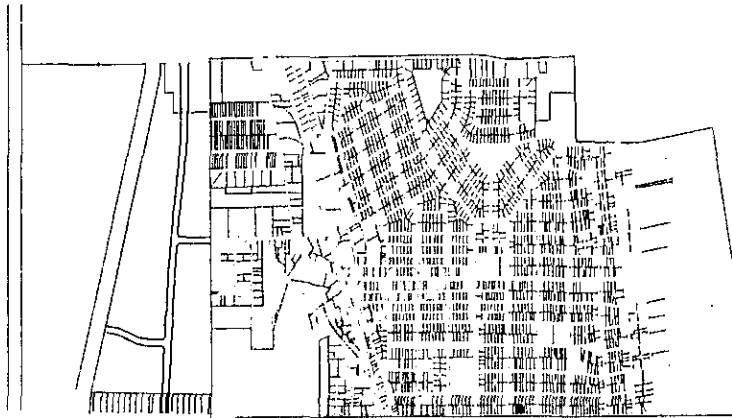
Members of the neighborhood inform their Block Captain about any issues, suspicious activities, or crimes in their block. Block Captains in turn inform the LPCW committee. Members of the committee meet weekly with the Sheriff's Department and Town Officials to keep them advised.

Information from Sheriff's Department and Town Officials is also relayed to members of the LPCW Committee. In turn, the LPCW Committee relates that information back to the Block Captains who circulate the information to the residents of the block.

## Lake Park Community Watch

Enables Lake Park to keep their neighborhoods safe by sharing information and being proactive.

## Neighborhood Coverage



## Benefits for the Community....

- ◆ Communication & Awareness
- ◆ Safer Neighborhoods
- ◆ Education
- ◆ Guest Speakers

## Reasons for Grant

- ◆ Formation of a Non-Profit Corporation
  - Estimated Total Fees \$1350
- ◆ To Enable LPCW to be eligible for other County, State and Federal Grants
- ◆ Aide LPCW in solicitations for donations from Corporations and Businesses
- ◆ Reduce Liability for LPCW Members and Board Members

**LPCW would like to  
thank the Town of Lake  
Park Commission for  
considering LPCW's  
grant request.**



**SOUTH FLORIDA  
REGIONAL  
TRANSPORTATION  
AUTHORITY**

800 NW 33rd Street, Suite 100  
Pompano Beach, FL 33064

**Jonathan K. Roberson**  
Transportation Planning Manager  
robersonj@sfrta.fl.gov

**P** 954/788-7958 **F** 954/788-7965  
888/GO-SFRTA **M** 954/242-8407  
[www.sfrta.fl.gov](http://www.sfrta.fl.gov)



## Town of Lake Park Public Comment Card

Meeting Date: 5/19/04

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS  
DISCUSSED!**

**\*\*\*3 MINUTE TIME LIMITATION ON ALL COMMENTS\*\*\***

Name: Brent Headberg

Address: 220 Lake Shore Dr Lake Park FL 33403

I would like to make comments on the following **AGENDA ITEM(S)**:

M-12 - Lake Shore Drive @ Marina

I would like to make comments on the following **NON-AGENDA ITEM(S)**:

**INSTRUCTIONS:** PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR YOU TO SPEAK. Comments must be limited to no more than three minutes per individual.



# Town of Lake Park Public Comment Card

Meeting Date: 3/19/2004

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS  
DISCUSSED!**

**\*\*\*3 MINUTE TIME LIMITATION ON ALL COMMENTS\*\*\***

Name: Jane Robinson

Address: 235 E. Jasmine Dr.

I would like to make comments on the following **AGENDA ITEM(S)**:

Lake Park Community Watch Funding

I would like to make comments on the following **NON-AGENDA ITEM(S)**:

**INSTRUCTIONS:** PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR YOU TO SPEAK. *Comments must be limited to no more than three minutes per individual.*

ITEM # 12



## Town of Lake Park Public Comment Card

Meeting Date: 5/19/04

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS  
DISCUSSED!**

**\*\*\*3 MINUTE TIME LIMITATION ON ALL COMMENTS\*\*\***

Name:

Karen Young

Address:

126 Lake Shore Drive - Lake Park 33403

I would like to make comments on the following **AGENDA ITEM(S)**:

12- Lake Shore Drive MARINA

I would like to make comments on the following **NON-AGENDA ITEM(S)**:

**INSTRUCTIONS:** PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR YOU TO SPEAK. Comments must be limited to no more than three minutes per individual.



## Town of Lake Park Public Comment Card

Meeting Date: Feb 19. 04

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS  
DISCUSSED!**

**\*\*\*3 MINUTE TIME LIMITATION ON ALL COMMENTS\*\*\***

Name: Jim Kroe

Address: 414 Lakewood Dr.

I would like to make comments on the following **AGENDA ITEM(S)**:

TRAIL STATION & LAKEVIEW HOUSE

I would like to make comments on the following **NON-AGENDA ITEM(S)**:

MARINA OPENING

**INSTRUCTIONS:** PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR YOU TO SPEAK. Comments must be limited to no more than three minutes per individual.